

AGENDA
Wednesday, September 19, 2018
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 18-00971 **TA-6-18 Chapter 17, Parking and Loading**
To repeal and replace Chapter 17 to clarify sections, and add required parking rations for new uses
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)
COMMISSION ACTION: Motion to approve carried, 8-0
[Staff Report](#)
2. 18-00973 **Case 51-18 1097 South Flannery Road**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located at the northeast quadrant of South Flannery Road and Goodwood Drive, on a portion of Tract B of Sherwood Forest Subdivision. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried, 8-0
[Application](#) [Staff Report](#)

3. 18-00974 **Case 52-18 12551 South Harrell's Ferry Road**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the north side of South Harrell's Ferry Road, and south of Interstate 12, on an undesignated lot of the Henry Beeson Tract. Section 48, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
4. 18-00975 **Case 53-18 676 Jefferson Highway**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jefferson Hwy and south of Government Street, on a portion of Lot 21 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
5. 18-00976 **Case 54-18 8354 Jefferson Highway**
 To rezone from Single Family Residential (A1) and Light Commercial (LC1 and C1) to General Office Low Rise (GOL) on property located on the south side of Jefferson Highway, to the west of Brentwood Drive, on Tract X-1 of the Community Bible Church of B.R., Inc. Property. Section 83, T7S, R1W, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
6. 18-00977 **Case 56-18 9442, 9514, and 9524 Burbank Drive**
 To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Burbank Drive, east of Seabord Drive, on Lots 312, 313, and 314 of Broussard Plaza Subdivision, 6th Filing. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

7.

18-00978

ISPUD 3-18 Zee Zee Gardens Townhomes (2142 Christian Street)

To rezone from Single Family Residential (A1) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential townhouse units on property located on the East side of Christian Street, northeast of Morning Glory Avenue, on Lots MV-1 and MV-2 of Zee Zee Gardens Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: •Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements even if the requested sidewalk location waiver is approved because the sidewalk along lots 1-4 is proposed as four feet in width rather than the five feet width required by §13.8 of the UDC, unless the Planning Commission authorizes an alternative street cross section permitting narrower sidewalks pursuant to §8.216.B. •Staff recommends approval of the sidewalk location waiver to permit the pedestrian system to be located abutting the proposed buildings on lots 1-4 to improve pedestrian safety by not having cars to back across a sidewalk

COMMISSION ACTION: Motion to withdraw carried, 8-0

Withdrawn by the applicant on August 20, 2018

[Application](#) [Staff Report](#) [Plans](#)

ADJOURN